011.0	0004	0031.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 737,400 / 737,400
					USE VALUE: 737,400 / 737,400
					ASSESSED: 737,400 / 737,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRY JOSEPH D & SUZANNE M
Owner 2:	TRS/ JOSEPH D BARRY REVOCABLE
Owner 3:	SUZANNE M BARRY REVOCABLE TR
Street 1:	34 SWAN PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KESNER SAMUEL B & JESSICA E -
Owner 2:	-
Street 1:	34 SWAN PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .053 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1299 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2305.000	319,200		418,200	737,400
Total Card	0.053	319,200		418,200	737,400
Total Parcel	0.053	319,200		418,200	737,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.67 /Parcel: 567.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9065

GIS Ref

GIS Ref

Insp Date 02/17/18

!1024!

PREVIOUS ASSESSMENT

Parcel ID 011.0-0004-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,200	0	2,305.	418,200	737,400		Year end	12/23/2021
2021	101	FV	310,500	0	2,305.	418,200	728,700		Year End Roll	12/10/2020
2020	101	FV	310,700	0	2,305.	418,200	728,900	728,900	Year End Roll	12/18/2019
2019	101	FV	258,100	0	2,305.	441,500	699,600	699,600	Year End Roll	1/3/2019
2018	101	FV	261,000	0	2,305.	325,300	586,300	586,300	Year End Roll	12/20/2017
2017	101	FV	261,000	0	2,305.	311,300	572,300	572,300	Year End Roll	1/3/2017
2016	101	FV	261,000	0	2,305.	288,100	549,100	549,100	Year End	1/4/2016
2015	101	FV	247,200	0	2,305.	241,600	488,800	488,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:22:59

LAST REV

Date	Time
10/01/20	10:20:20
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1024

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KESNER SAMUEL B	75178-25	1	7/22/2020		880,000	No	No		
MARQUEZ IVAN,	63258-154		2/7/2014	Change>Sale	508,500	No	No		
OUTRAM BEVERLY	46562-596		11/29/2005		440,000	No	No		
OUTRAM BEVERLY/	23241-12		5/28/1993	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2017	306	Re-Roof	5,600	C				
3/11/2014	192	Redo Kit	25,000					
1/27/2014	60	Manual	4,000	C				
3/6/2006	145	Add Bath	40,000			G7	GR FY07	REPL TIMBERS / REM
9/17/2001	734	Addition	22,000	C				REM STG AREA/BUILD

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
2/17/2018	Info At Door	KB	Kevin B
6/10/2014	Info Fm Prmt	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
2/26/2009	Measured	372	PATRIOT
10/29/2006	Permit Visit	BR	B Rossignol
4/8/2006	MLS	MM	Mary M
5/17/2002	Permit Visit	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2305		Sq. Ft.	Site		0	90.	2.02	10			Easemen	-5					418,224						418,200	

Total AC/HA: 0.05292 | Total SF/SM: 2305 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 418,224 | Spl Credit | Total: 418,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357809
Depreciation:	38643
Depreciated Total:	319166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

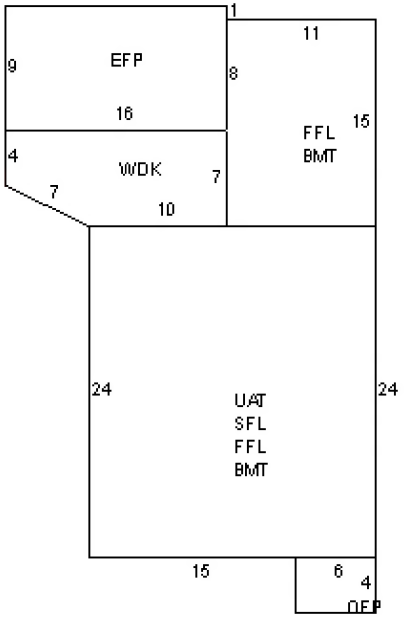
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	142.56
Final Total:	319200	Val/Su SzAd	272.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	669	53.580	35,846
FFL	First Floor	669	178.610	119,487
SFL	Second Floor	504	178.610	90,017
EFP	Enclos Porch	144	45.210	6,510
UAT	Upper Attic	126	137.530	17,328
WDK	Deck	103	15.390	1,586
OFP	Open Porch	24	43.120	1,035
	Net Sketched Area:	2,239	Total:	271,809
Size Ad	1173	Gross Area	2617	FinArea 1299

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

011.0-0004-0031.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	